



City of Santa Barbara

PLANNING COMMISSION

MINUTES

SEPTEMBER 13, 2018

1:00 P.M.
City Hall, Council Chambers
735 Anacapa Street
SantaBarbaraCA.gov

COMMISSION MEMBERS:

Lesley Wiscomb, *Chair*
Sheila Lodge, *Vice Chair*
John P. Campanella
Jay D. Higgins
Mike Jordan
Deborah L. Schwartz
Addison Thompson

STAFF:

N. Scott Vincent, Assistant City Attorney
Beatriz Gularte, Senior Planner
Krystal M. Vaughn, Commission Secretary

CALL TO ORDER

Chair Wiscomb called the meeting to order at 1:00 p.m.

I. ROLL CALL

Chair Lesley Wiscomb, Vice Chair Sheila Lodge, Commissioners John P. Campanella, Jay D. Higgins, Mike Jordan (until 4:36 p.m.), Deborah L. Schwartz, and Addison Thompson

STAFF PRESENT

N. Scott Vincent, Assistant City Attorney
Renee Brooke, City Planner
Beatriz Gularte, Senior Planner
Dan Gullett, Supervising Transportation Planner
Allison De Busk, Project Planner
Jessica Metzger, Project Planner
Krystal M. Vaughn, Commission Secretary

II. PRELIMINARY MATTERS

A. Requests for continuances, withdrawals, postponements, or addition of ex-agenda items:

No requests.

B. Announcements and appeals:

Ms. Gularte announced the following:

1. The September 20, 2018 PC meeting is cancelled.

2. Staff Promotions:

a. Daniel Gullett, Supervising Transportation Planner, Public Works, has been hired and will take over as Community Development, Principal Planner.

- b. Krystal Vaughn has been promoted to Senior Commission Secretary, Community Development.
- c. Today is Ms. Gularte's last Planning Commission meeting before retirement in October.

C. Comments from members of the public pertaining to items not on this agenda:

Mickey Flacks, continued her comments from the September 6, 2018 hearing and discussed AUD concerns, and provided suggestions on changes that could be implemented into the program to make it more successful.

III. NEW ITEM

A. **ACTUAL TIME: 1:08 P.M.**

APPLICATION OF TOWBES GROUP, AGENT FOR PROPERTY OWNERS: NASSAU LAND COMPANY LP, 1216 STATE STREET LLC, MARY LEWIS, TRUSTEE & ELIZABETH T. BILICH, TRUSTEE, ERIC S MEYER & CYNTHIA C MEYER, AND STEVEN F. BARNES, TRUSTEE & JOHN H. PARKE, TRUSTEE; FOR PROPERTY LOCATED AT 1220 STATE STREET, 1222 STATE STREET AND 20 E. VICTORIA STREET; APNS 039-183-061, 039-183-060, 039-183-059, 039-183-058, 039-183-056, 039-183-055, 039-183-025, 039-183-020, AND 039-183-003; C-G COMMERCIAL GENERAL ZONE; GENERAL PLAN DESIGNATION: COMMERCIAL MEDIUM HIGH DENSITY RESIDENTIAL (MST2016-00555)

The project consists of a merger of nine lots totaling 0.74 acres and a subsequent re-subdivision to create seven lots. Proposed lot sizes range from 596 square feet to 13,022 square feet. The project also includes improvements, such as lighting, paving and walls, to create "Granada Plaza," an enhanced paseo connection between State Street and the Granada Garage (City Parking Lot 6); defined bus/truck parking for the Granada Theatre; a new shared trash enclosure; and two new private garages of 476 and 535 net square feet. The paseo to State Street is proposed to be dedicated to the City.

The discretionary application required for this project is a Tentative Subdivision Map to allow the division of nine parcel(s) into seven lots (SBMC Chapter 27.07).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15305.

Allison De Busk, Project Planner, gave the Staff presentation. Dan Gullet, was available to answer questions.

Craig Minus, Vice President, Towbes Group; Caren Rager, Executive Director and President for the Santa Barbara Center for The Performing Arts; Brian Cearnal, Lead Architect, gave the Applicant presentation. Mark Mannion, Attorney for the Granada Theater; Eric Meyer, property owner, were available to answer questions.

Public comment opened at 1:38 p.m.

The following people spoke in support:

1. Eric Meyer

The following people spoke in opposition or with concerns:

1. Jose Arturo Gallegos explained that there are 27 units in the adjacent Victoria Hotel, owned by Peoples Self-Help Housing. Many residents are elderly with health issues and would be negatively affected by this project.
2. Randy Lange inquired on who will be using the garages that will be built and has concerns with egress and ingress.
3. Written correspondence that was submitted to the Commission was acknowledged.

Public comment closed at 1:45 p.m.

MOTION: Higgins/Thompson

Assigned Resolution No. 021-18

Approve the project, making the findings for the Tentative Subdivision Map as outlined in the Staff Report dated September 6, 2018, subject to the Conditions of Approval dated September 12, 2018 with the following revisions to the Conditions of Approval.

1. Under Section C.5, Granada Garage to State Street Paseo Public Improvements, include the following: "...supply and install paseo lighting, sufficient to ensure pedestrian safety, including one (1) pedestrian 14-foot tall City Standard Dome Style (or other) street light..."
2. Under condition E, Design Review, include the following:
 - a. Provide a photometric study to be reviewed and approved by the HLC and Public Works Department.

The motion carried by the following vote:

Ayes: 7 Noes: 0 Abstain: 0 Absent: 0

The ten calendar day appeal period was announced.

*** THE COMMISSION RECESSED FROM 3:10 TO 3:23 P.M. ***

B. ACTUAL TIME: 3:24 P.M.

PLANNING COMMISSION REVIEW OF PROPOSED AMENDMENTS TO TITLE 30 OF THE SANTA BARBARA MUNICIPAL CODE (SBMC) TO AMEND DEVELOPMENT REGULATIONS FOR THE AVERAGE UNIT-SIZE DENSITY (AUD) INCENTIVE PROGRAM ORDINANCE.

The amendments propose to require two onsite parking spaces for AUD units with three or more bedrooms, in projects located outside of the Central Business District, and prohibit AUD units from future conversion to a hotel use as defined in SBMC Section 30.295.040.O.

Staff recommends that the Planning Commission review the proposed amendments and forward a recommendation to the City Council for adoption.

Jessica Metzger, Project Planner, gave the Staff presentation. Renee Brooke, City Planner, and Dan Gullett, Supervising Transportation Planner, were available to answer questions.

Public comment opened at 3:38 p.m.

The following people spoke in support:

1. Brian Cearnal, Architect
2. Rob Fredericks, Housing Authority of the City of Santa Barbara

The following people spoke in opposition or with concerns:

1. Laura Bernard, Coastal Housing Coalition, stated that any further restrictions on parking prevent the construction of housing and there may be more creative ways to provide the needed parking. Written correspondence was also submitted by the Coastal Housing Coalition.
2. Mark Sheridan explained that the program will change the downtown and cause many issues such as the loss of landscape and open space; the ability for the community to push back during construction; warzone like conditions with dust and trucks; and lot line mergers that will change neighborhoods. Mr. Sheridan further explained that the project is misguided and hurting the downtown area.
3. Anna Marie Gott discussed the issue of the AUD programs transparency and claimed that AUD's being used as vacation rentals were withheld from City Council. Ms. Gott also discussed parking and its multiple issues.
4. Frank Rodriguez discussed the concern for affordable housing and wished to represent the immigrant and Latino population.

Public comment closed at 4:07 p.m.

Commissioner comments:

Commissioner Jordan:

- Agrees with the proposed changes and looks forward to seeing phase two.

Commissioner Campanella:

- Municipal Code Chapter 30.175.050, parking exceptions and reductions, referenced in the proposed amendments, is a carryover from what exists, it is not new. To preclude AUD projects from taking advantage of parking exceptions, as would other projects, is a detriment to the AUD project itself.
- When we go to Phase II, if there are Phase II changes to parking it should be a new item that we consider and should not be treated as an exception but an absolute, which AUD projects can utilize.

Commissioner Schwartz:

- Uncomfortable making a parking decision without further, in depth conversations, on sustainability and sound planning.
- Supports removing vacation rentals from the equation of Average Unit-Size Density residential units.
- Data analytics and public outreach hearings should be held to discuss the issues with parking before amendments are made.

Commissioner Lodge:

- This program was developed to encourage the construction of rentals that are affordable to the workforce and there are instances where projects are not meeting those goals.
- Ridership with the MTD is at a low and car sales are at a high. We need to understand that those cars will have to go somewhere.

Commissioner Higgins:

- Without a more comprehensive conversation about parking, what is presented today does not seem to comply with sound community planning.
- Agrees with the amendments made with regard to the prohibition against the conversion of Average Unit-Size Density (AUD) Incentive Program residential units to hotels or similar uses.

Chair Wiscomb:

- With the task to look at the AUD program and where changes can be made, there is enough information provided to make a decision.
- Ultimately, developers will look at return on investment (ROI) and if the ROI pencils out for three bedroom apartments with two parking spaces outside the CBD that is what developers will do.
 - The ordinance as proposed is moving in the right direction.

MOTION: Lodge/Wiscomb

Forward the recommendation to City Council for adoption to approve amendments to Title 30 of the Santa Barbara Municipal Code (SBMC) with regard to parking for the average unit-size density (AUD) incentive program ordinance, as outlined in the Staff Memo dated September 12, 2018 with the following revisions.

1. The last sentence in Section F.2 should read: "Except for projects proposing Affordable and senior housing, residential units developed under this Chapter shall not qualify for any additional Parking Exceptions or Reductions pursuant to Chapter 30.175, Parking Regulations."

The motion carried by the following vote:

Ayes: 5 Noes: 1 (Higgins) Abstain: 0 Absent: 1 (Jordan)

MOTION: Lodge/Higgins

Forward the recommendation to City Council for adoption to approve amendments to Title 30 of the Santa Barbara Municipal Code (SBMC) with regard to prohibition against the conversion of Average Unit-Size Density (AUD) Incentive Program residential units to hotels or similar use, as outlined in the Staff Memo dated September 12, 2018.

The motion carried by the following vote:

Ayes: 6 Noes: 0 Abstain: 0 Absent: 1 (Jordan)

IV. ADMINISTRATIVE AGENDA**ACTUAL TIME: 5:23 P.M.****A. Committee and Liaison Reports:****1. Staff Hearing Officer Liaison Report**

Commissioner Higgins provided a general report on Staff Hearing Officer meetings.

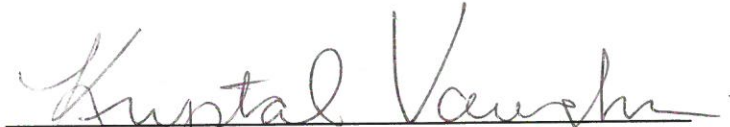
2. Other Committee and Liaison Reports

- a. Commissioner Schwartz reported on the Sea Level Rise meeting of September 11, 2018.
- b. Commissioner Higgins reports on the Citizens Planning Academy starting October 3, 2018.

V. ADJOURNMENT

Chair Wiscomb adjourned the meeting at 5:27 p.m.

Submitted by,



Krystal M. Vaughn, Commission Secretary